

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-064-000-10090-042**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **23rd** day of **June, 2015** by **WAKOA, INC., a dissolved Florida Corporation**, herein called the grantor, to **EDWARD K. HARRELL and SUSAN E. HARRELL, HUSBAND AND WIFE** whose post office address is **69 RUNNING DEER LANE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **WAKULLA County, State of Florida**, viz.:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to easements, restrictions and reservations of record and to taxes for the year 2015 and thereafter. This transaction is appropriate to wind up and liquidate the corporation's, business and affairs, pursuant to Sec. 607.1405(1) F.S.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Jan H Colvin
Witness #1 Signature

Jan H Colvin
Witness #1 Printed Name

Trease Wright
Witness #2 Signature

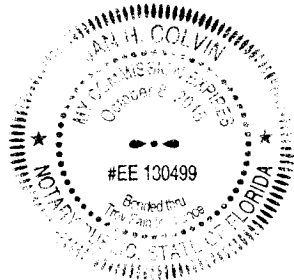
Trease Wright
Witness #2 Printed Name

WAKOA, INC., a dissolved Florida Corporation
John S Mooshie
JOHN S. MOOSHIE, PRESIDENT
1002 WAKULLA SPRINGS ROAD, CRAWFORDVILLE, FL 32327

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 24 day of June, 2015 by **JOHN S. MOOSHIE, PRESIDENT of WAKOA, INC., a dissolved Florida Corporation** on behalf of the corporation. He/She is personally known to me or has produced *FNOK* as identification.

SEAL



Jan H Colvin
Notary Signature

My Commission Expires:

Printed Notary Signature

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

MAY 20, 2015

EDWARD & SUSAN HARRELL

0.53 ACRES

Commence at the intersection of the East Boundary line of Lot 64 of the Hartsfield Survey of Lands in Wakulla County, Florida, with the Southerly Right of Way Boundary of U.S. Highway #98; thence run along said Southerly right of way boundary South 72 degrees 41 minutes 13 seconds West 1065.58 feet to a point marking the intersection of said Southerly right of way boundary line with the Easterly right of way boundary line of a 60 foot wide right of way known as Running Deer Lane; thence leaving said Southerly right of way boundary run along said Easterly right of way boundary line South 17 degrees 17 minutes 06 seconds East 612.77 feet to a rod and cap said point lying on the Southerly boundary line of Parcel #2, of property described in Official Records Book 813, Page 227, in the Public Records of Wakulla County, Florida said point also being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Southerly boundary line continue along said Easterly right of way boundary line South 17 degrees 26 minutes 25 seconds East 67.87 feet to a rod and cap; thence leaving said Easterly right of way boundary line run along the Northerly boundary line of Property Described in Official Records Book 559, Page 574, in the Public Records of Wakulla county Florida, North 71 degrees 41 minutes 15 seconds East 355.67 feet to a rod and cap; thence leaving said Northerly boundary line run along the Easterly boundary line of Parcel #1, of Property described in Official Records Book 813, Page 227, in the Public Records of Wakulla County, Florida, North 17 degrees 25 minutes 10 seconds West 61.67 feet to a rod and cap; thence leaving said Easterly boundary line run along the Southerly boundary line of said Parcel #2, of Property described in Official Records Book 813, Page 227, South 72 degrees 41 minutes 13 seconds West 355.65 feet to the POINT OF BEGINNING. Containing 0.53 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

MAY 20 2015

15-106:PSC:36022

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EXHIBIT "A"